

18430 *25cr*

(4)

FIDUCIARY DEED

MARIE TOSCHES
22 EAST WALNUT
MILFORD, MA 01757

Grantee Address: ANGELINA R. NIRO
22 Beach St.
MILFORD, MA 01757

I, RICHARD CARRAZZA, TRUSTEE of "THE MICHAEL NIRO TRUST" of 3720 21st Street, San Francisco, CA 94114-2915 U/D/T dated April 7, 1995 and recorded in the Worcester County Registry of Deeds on the same day as this deed preceding this deed for nominal consideration of less than one-hundred (\$100) dollars so that no tax stamps are due, grant to ANGELINA R. NIRO of MILFORD, MA and MARIE TOSCHES of MILFORD, MA as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP the following unimproved real property located at 42 Millville Street, Mendon, Ma in the county of Worcester, Commonwealth of Massachusetts:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Said premises are conveyed subject to and with the benefit of the rights and restrictions of record if any so far as the same are now in force and applicable.

For my title reference see deed dated May 5, 1995, from Michael A. Niro to Michael Niro, the then Trustee of the Michael Niro Trust and recorded in Worcester County Registry of Deeds in Book 17094, Page 113.

Richard Carrazza Trustee
Richard Carrazza, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss February 20, 1996

Then personally appeared the above-named Richard Carrazza, Trustee and acknowledged the foregoing instrument as being his free act and deed before me,

Paul G. Keough
Paul G. Keough, Esq.
Notary Public
My commission expires:
April 18, 1997

Paul G. Keough, Esquire
2057 Centre Street
West Roxbury, MA 02132

Return to:

RECORDED 9 AM FEB 23 1996

EXHIBIT "A"

A certain parcel of land, situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, being the premises conveyed to me by deed dated September 6, 1977, from Michael A. Niro of Worcester, Massachusetts, and Donna M. Niro of Hopedale, Massachusetts, said deed being recorded with Worcester District Registry of Deeds, Book 6285, Page 178 on September 12, 1977, being particularly bounded and described as follows:

"Beginning at the northwesterly corner of the granted premises at a point in the easterly line of said Millville Road, said point being the southwesterly corner of land of one Wojnowski;

THENCE S. 85° 56' 50" E., 110 feet to an iron pin;

THENCE N. 12° 23' 10" E., 120 feet to an iron pin at land now or formerly of one Gross;

THENCE S. 87 1/2° E., 71.5 feet;

THENCE S. 87 2/3° E., 13 rods, 10 links;

THENCE N. 83 1/4° E., 23 rods, 11 links;

THENCE N. 73 1/4° E., 6 rods, 15 links;

THENCE N. 76° E., 6 rods;

THENCE N. 80 1/4° E., 20 rods to a corner wall at land formerly of one Ruth Wilber, said last six lines bounding on land formerly of Ellis and George Taft;

THENCE S. 32 1/2° E., 12 rods, 12 links;

THENCE S. 29 1/2° E., 6 rods;

THENCE S. 26 1/4° E., 2 rods, more or less;

THENCE westerly and bounding on land now or formerly of one Doe, formerly of one Keddy, to land now or formerly of one Britt;

THENCE N. 13° 10' 30" East. along said last mentioned land, 129.25 feet to an iron pin in the southerly line of a proposed road;

THENCE N. 85° 56' 50" W. along the southerly line of said proposed road, 110 feet to the easterly line of said Millville Road;

THENCE northeasterly along the easterly line of said Millville Road, 40 feet, more or less, to the point of beginning.

Said premises are conveyed subject to any rights regarding poles and wires of the Worcester Suburban Electric Company acquired under deed of Edward N. Kinsley, et al., dated July 6, 1934, recorded with Worcester District Deeds, Book 2634, Page 186. Also subject to highway location taking dated December 29, 1933, recorded in Book 2604, Page 68."

Consideration being less than one hundred dollars (\$100.00), no revenue stamps are attached hereto.

ATTEST: WORC. Anthony J. Vigliotti, Register